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HOUSE BILL 2524
By Garrett

AN ACT to amend Tennessee Code Annotated, Title 68, Chapter 14, Part 5, relative to the Bed and Breakfast Establishment Inspection Act of 1990.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 68-14-502(1), is amended by adding the following new subdivision thereto:

(C) "Rural bed and breakfast homestay," referred to hereafter as the "rural homestay," means a private home, inn or other unique residential facility offering bed and breakfast accommodations and one (1) daily meal and having not more than four (4) guest rooms furnished for pay, with guests staying not more than fourteen (14) days, and where the innkeeper resides on the premises or property or immediately adjacent to it. Guest rooms shall be established and maintained distinct and separate from the innkeeper's quarters. A rural homestay shall be on a single lot that exceeds five (5) acres, shall be in an agriculturally zoned district and be authorized by the board of zoning appeals;

SECTION 2. Tennessee Code Annotated, Section 68-14-503(3)(B), is amended by deleting the first sentence of subdivision (2) in its entirety and by substituting instead the following:

The provisions of subdivision (3)(B) shall apply to homestays located in a structure of historical significance.

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SECTION 3. Tennessee Code Annotated, Section 68-14-503(3), is amended by adding the following new subdivision thereto:

(C) Rural homestays shall be exempt from the rules and regulations applicable to bed and breakfast establishments, and the commissioner shall not be required to inspect or issue permits for such facilities. Rural homestays shall be regulated by the state fire marshal in accordance with the minimum statewide building construction standards applicable to residential property composed of one- and two-family units, in the same manner as such property would be regulated if it were not used as a bed and breakfast homestay.

SECTION 4. This act shall take effect upon becoming a law, the public welfare requiring it.